



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, OCTOBER 25, 2017
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

4. Site, Landscaping and Architectural Plans for Hillside Properties, proposing site and building changes toward converting the existing vacant building to a multi-tenant commercial use on property located at 10205 W. Greenfield Ave. (Tax Key No. 449-9996-003)

Overview and Zoning

The property is zoned M-1, Manufacturing District, and was formerly Quality Calibration, a mechanical calibration shop/lab and electronic test and measurement service. The property is about 0.46 acres in area and features an existing off-street parking lot on the east side of the building for about 11 vehicles. In 2016, the property was purchased by the adjacent property owner,



Hillside Properties, which also owns the Hillside Mobile Home Park to the west. The new owner of 10205 W Greenfield Ave is proposing to create a few new commercial tenant spaces within the existing building (formerly Quality Calibration). One of the new tenant spaces will feature a new store entrance door that will be cut into the NW side of the building. The new entrance will be located along the west property line.



As a condition of staff's recommendation of approval, a certified survey map and easement is in order to further separate the west property line from the proximity of the new entrance/opening on the NW side of the building. Shifting the lot line further west will also include an additional 12 parking spaces that are proposed along the west side of the building.

Certified Survey Map

A Certified Survey Map (CSM) is recommended as a condition of approval. The CSM should also include cross/shared access and an agreement to avoid problems between the potential for different land owners in the future. The land swap between the two properties will offer additional parking for the new commercial tenants and allow for walk up foot traffic to the new commercial storefront door being created on the NW side of the building.

Site and Landscaping

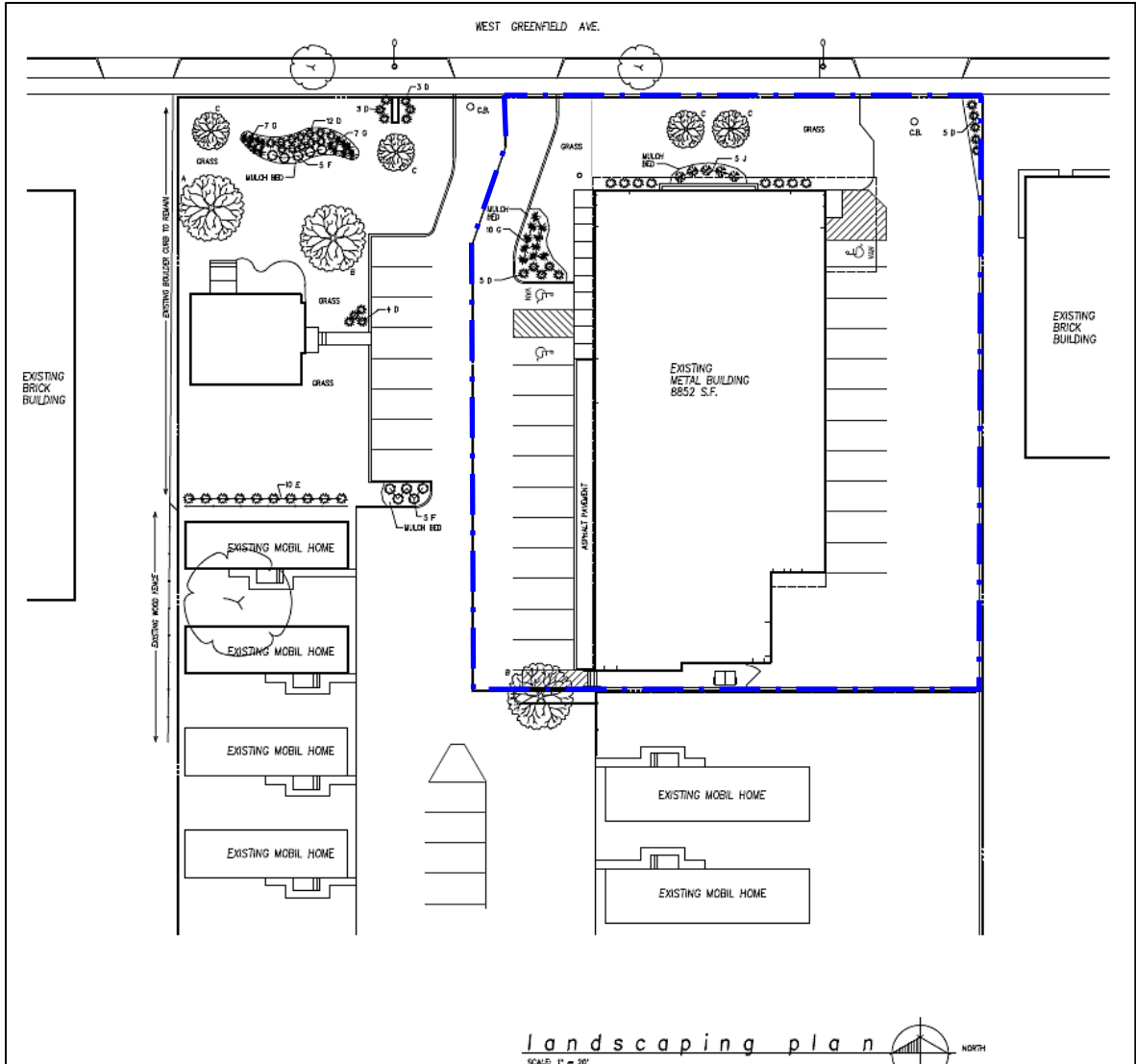
The existing property includes 11 parking stalls on the east side of the building. With the added land area (via CSM) being added on the west side of the building, another 12 parking stalls will be created on the 10205 W. Greenfield Ave. property (total of 23 stalls includes 3 ADA parking spaces).

As a result of the change, the Hillside Mobile Home property (10211 W. Greenfield Ave.) will relocate and gain about 5 parking stalls on site as shown on the site plan. No loss of parking is expected on the Hillside property.

A revised landscaping plan has been submitted to include most of staff's preliminary recommendations including the addition of perennial landscaping and trees in the front yard area, and along the north foundation of the building. A landscaping bed has also been added on the northeast side of the site near the existing driveway. A wood board on board fence and evergreen landscaping was also included to buffer the residential mobile home park from the new parking lot area. A gated refuse area is shown behind the building.

The following items need further clarification:

- o A concrete curb is being added along the west side of the building and the site plan shows a 6-ft wide landscaping area, between the building and the new curb. However, the landscaping plan shows an asphalt surface behind the curb. Staff is recommending landscaping and details be shown along the west building foundation to include evergreens and perennial landscaping;
- o On the west and north side of the new parking lot area on the Hillside property, extend proposed landscaping to screen vehicle parking.
- o If commercial truck parking is proposed, indicate the parking area on the site plan.

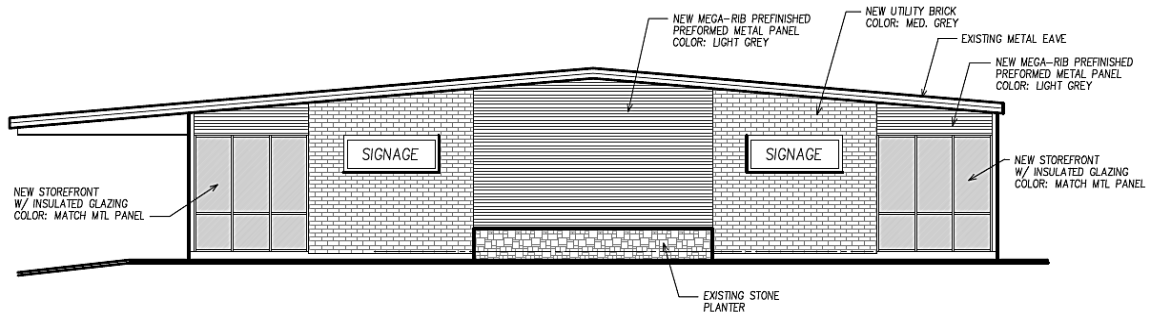


Architecture

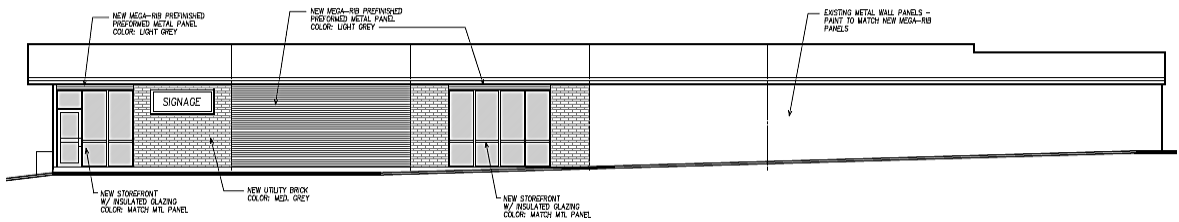
The existing building consists of metal siding. There is a small lannon stone planter on the north elevation. Cosmetic changes proposed to the exterior of the building include:

- Installing additional storefront windows on the east and west ends of the north elevation facing W. Greenfield Ave.
- Replacing existing metal siding with brick elements facing W. Greenfield Ave.
- Installing new metal panel (centrally) between brick elements and on the west side of the building.

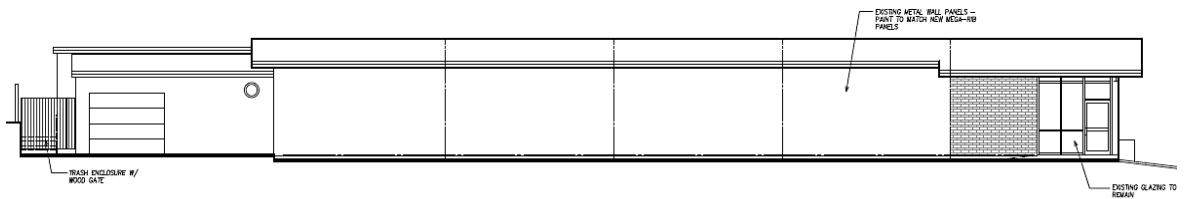
Internally, the floor plan will include up to 3 new tenant spaces for commercial tenants. One of the tenants proposed is Consolidated Doors, Inc. which proposes to occupy the north west side of the building and use about 30% of the existing building for an office and showroom.



*proposed
north elevation*
SCALE: 1/8" = 1'-0"



*proposed
west elevation*
SCALE: 1/8" = 1'-0"



*proposed
east elevation*
SCALE: 1/8" = 1'-0"

Signage

A new monument sign is proposed in the front yard of the property. Details will be submitted separately and require a signage permit. Signage may be approved by staff/administratively per the signage ordinance.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Hillside Properties, proposing site and building changes toward converting the existing vacant building to a multi-tenant commercial use on property located at 10205 W. Greenfield Ave. (Tax Key No. 449-9996-003), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) construction schedule being provided to indicate scope and timing of completion of improvements; ~~(b) install landscaping (arborvitae and perennials) with the 6 ft area on the west side of the building;~~ (c) additional landscaping extended around the parking lot areas to buffer adjacent residential; (d) commercial vehicle parking (if proposed) being noted on plan; (e) delineate the ground surface material within planting areas; (f) material and color details being provided; (g) any exterior lighting being noted on plans. Contact Steve Schaer at 414-302-8460 with further questions.
2. A certified survey map being submitted to the Department of Development for Common Council consideration/approval.
3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Sign permits being applied for in accordance with the signage ordinance.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.